112.0	0003	0001.D	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 920,900 / 920,900
					USE VALUE: 920,900 / 920,900
					ASSESSED: 920,900 / 920,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIEL PREMA/TRUSTEE
Owner 2:	THE IMMANUEL TRUST
Owner 3:	
Street 1:	32 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMARTINO MICHAEL -
Owner 2:	-
Street 1:	32 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,088 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2746 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2088.000	666,500	1,000	253,400	920,900
Total Card	0.048	666,500	1,000	253,400	920,900
Total Parcel	0.048	666,500	1,000	253,400	920,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.36 | /Parcel: 335.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

71004

GIS Ref

GIS Ref

Insp Date

11/30/18

!8670!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0001.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	666,500	1000	2,088.	253,400	920,900	920,900	Year End Roll	12/18/2019
2019	101	FV	645,700	2000	2,088.	249,800	897,500	897,500	Year End Roll	1/3/2019
2018	101	FV	645,700	2000	2,088.	191,800	839,500	839,500	Year End Roll	12/20/2017
2017	101	FV	645,700	2000	2,088.	181,000	828,700	828,700	Year End Roll	1/3/2017
2016	101	FV	645,700	2000	2,088.	166,500	814,200	814,200	Year End	1/4/2016
2015	101	FV	632,500	2000	2,088.	155,700	790,200	790,200	Year End Roll	12/11/2014
2014	101	FV	632,500	2000	2,088.	143,300	777,800	777,800	Year End Roll	12/16/2013
2013	101	FV	632,500	2000	2,088.	143,300	777,800	777,800		12/13/2012

PRINT

Date	Time
12/10/20	23:13:05

LAST REV

Date	Time
09/04/19	11:27:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMARTINO MICHA	53923-2		11/30/2009		819,000	No	No		
LUZZO ANTHONY V	52780-377		5/15/2009	Change>Sale	310,000	No	No		
	11512-354		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2009	574	New Buil	140,000	O				NEW 2 STORY SF HOM
6/24/2009	518	Demoliti	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Meas/Inspect	HS	Hanne S
9/13/2010	Info Fm Prmt	BR	B Rossignol
11/15/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
2/3/2000	Measured	264	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2088		Sq. Ft.	Site		0	70.	1.73	6			Other	-25					253,386						253,400	

Total AC/HA: 0.04793 | Total SF/SM: 2088 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 253,386 | Spl Credit | Total: 253,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15047669
Const Adj.:	0.99989998
Adj $ / SQ:	143.795
Other Features:	95963
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709774
Depreciation:	43296
Depreciated Total:	666478

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	4	Baths:	2	HB	1				

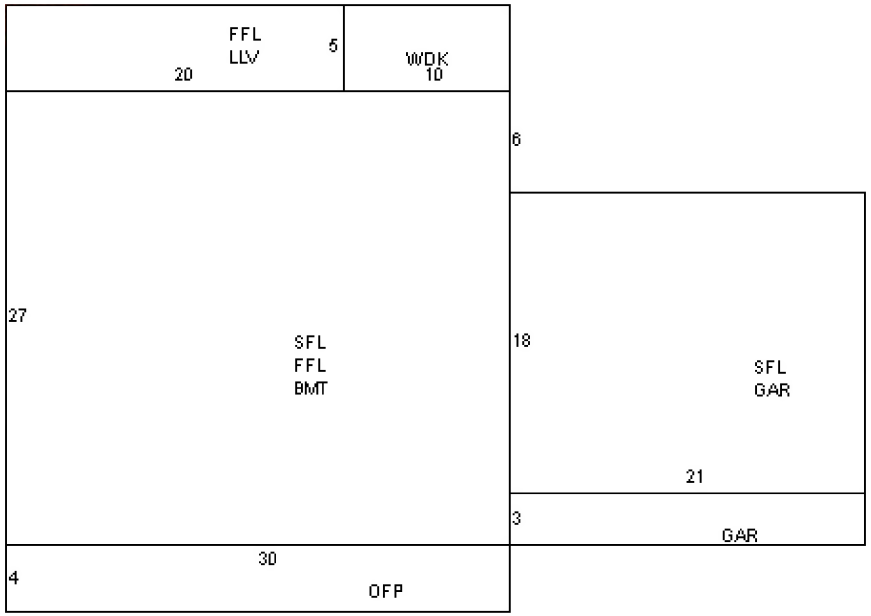
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	4	1
Totals			
1	5	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.94
Special Features:	0	Val/Su Net:	184.17
Final Total:	666500	Val/Su SzAd	317.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,188	143.800	170,829
FFL	First Floor	910	143.800	130,854
BMT	Basement	810	84.550	68,487
GAR	Garage	441	20.670	9,114
OFP	Open Porch	120	30.250	3,630
LLV	Lower Level	100	64.710	6,471
WDK	Deck	50	16.000	800
	Net Sketched Area:	3,619	Total:	390,185
Size Ad	2098	Gross Are	3619	FinArea 2746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0001.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X15	G	AV	2009	5.04	T	8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000